

105.0

0002

0008.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED: 1,367,100 / 1,367,100
 USE VALUE: 1,367,100 / 1,367,100
 ASSESSED: 1,367,100 / 1,367,100



Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
59		MORNINGSIDE DR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: P&M CARUSO FAMILY LLC	
Owner 2: C/O PAUL CARUSO	
Owner 3:	

Street 1: 63 MORNINGSIDE DRIVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: N

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: CARUSO PAUL/TRUSTEE -

Owner 2: THE AMERICA TRUST -

Street 1: 59 MORNINGSIDE DR

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 21,550 Sq. Ft. of land mainly classified as One Family with a Contemporary Building built about 1957, having primarily Texture 111 Exterior and 3262 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 2 HalfBaths, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		21550		Sq. Ft.	Site		0	70.	0.50	4									754,250						754,300	

IN PROCESS APPRAISAL SUMMARY

Legal Description										User Acct
										67402
										GIS Ref
										GIS Ref
										Insp Date
										11/13/18

!8318!

USER DEFINED

Prior Id # 1:	67402
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
PRINT	
Date	Time
12/10/20	22:53:47
LAST REV	
Date	Time
09/06/19	13:31:12
apro	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Parcel ID 105.0-0002-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	613,000	0	21,550.	754,300	1,367,300	1,367,300	Year End Roll	12/18/2019
2019	101	FV	462,400	0	21,550.	754,300	1,216,700	1,216,700	Year End Roll	1/3/2019
2018	101	FV	462,400	0	21,550.	646,500	1,108,900	1,108,900	Year End Roll	12/20/2017
2017	101	FV	462,400	0	21,550.	603,400	1,065,800	1,065,800	Year End Roll	1/3/2017
2016	101	FV	462,400	0	21,550.	517,200	979,600	979,600	Year End	1/4/2016
2015	101	FV	410,100	0	21,550.	463,300	873,400	873,400	Year End Roll	12/11/2014
2014	101	FV	410,100	0	21,550.	428,800	838,900	838,900	Year End Roll	12/16/2013
2013	101	FV	410,100	0	21,550.	408,900	819,000	819,000		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CARUSO PAUL/TRU	1414-16		4/4/2012	Convenience	100	No	No		
CARUSO PAUL/TRU	1368-11		5/4/2009	Family		1	No	No	
CARUSO PAUL /MA	1329-83		11/15/2006	Family		1	No	No	
MIRAK ARTEMIS	1327-60		9/29/2006	Portion-Asst	1,040,000	No	No	N	
	557-182		1/1/1901	Family		No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/30/2002	911	Re-Roof	7,000					

ACTIVITY INFORMATION

Date	Result	By	Name
11/13/2018	Inspected	CC	Chris C
10/22/2018	MEAS&NOTICE	CC	Chris C
6/10/2009	Meas/Inspect	189	PATRIOT
10/27/1999	Meas/Inspect	263	PATRIOT
1/1/1982		CS	

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION

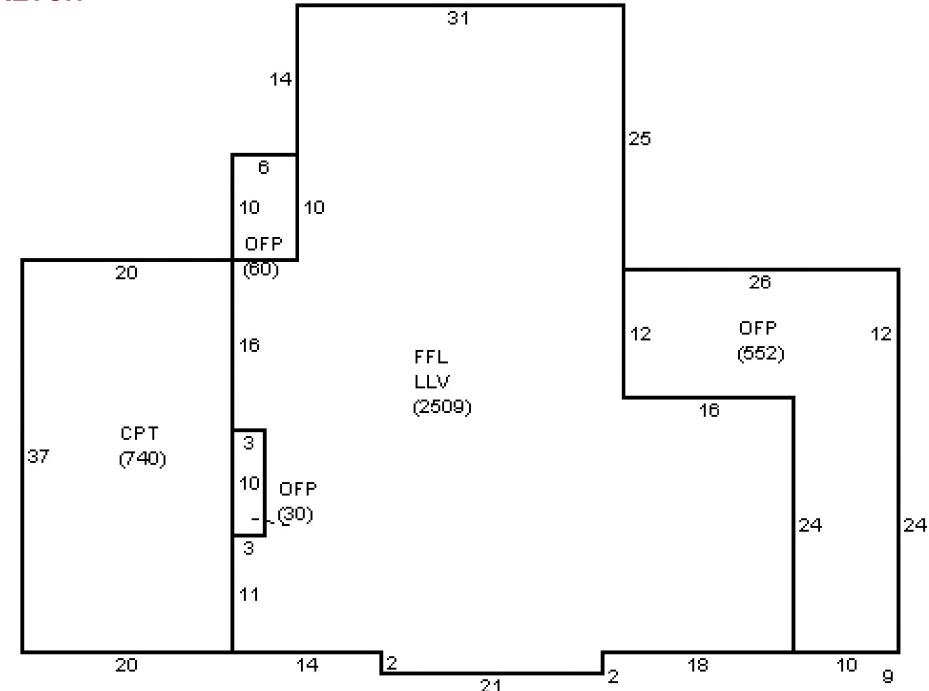
Type:	9 - Contemporary	
Sty Ht:	1 - 1 Story	
(Liv) Units:	1	Total: 1
Foundation:	1 - Concrete	
Frame:	1 - Wood	
Prime Wall:	19 - Texture 111	
Sec Wall:	16 - Stone Vene	5%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	RED	
View / Desir:		

BATH FEATURES

Full Bath:	1	Rating: Average
A Bath:		Rating:
3/4 Bath:	2	Rating: Good
A 3QBth:		Rating:
1/2 Bath:	2	Rating: Average
A HBth:		Rating:
OthrFix:	1	Rating: Average

COMMENTS

SINK IN LLV.

SKETCH**GENERAL INFORMATION**

Grade:	C+ - Average (+)
Year Blt:	1957
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	G4
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall:	1 - Drywall
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	6 - Ceramic Tile
Bsmt Flr:	14 - Asphalt Tile
Subfloor:	
Bsmt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	1 - Forced H/Air
# Heat Sys:	1
% Heated:	100
% AC:	100
Solar HW:	NO
Central Vac:	NO
% Com Wall:	
% Sprinkled:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%

Total:	18.6	%
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Exterior:	No Unit	RMS	BRS	FL
Interior:	1	7	4	
Additions:				
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
General:				
Totals	1	7	4	

CALC SUMMARY

Basic \$ / SQ:	125.00
Size Adj.:	1.06849337
Const Adj.:	0.98337436
Adj \$ / SQ:	131.341
Other Features:	146644
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	752781
Depreciation:	140017
Depreciated Total:	612764

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:	AvRate:	Ind.Val		
Juris. Factor:	1.00	Before Depr:	144.48	
Special Features:	0	Val/Su Net:	95.75	
Final Total:	612800	Val/Su SzAd:	244.24	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

PARCEL ID

105.0-0002-0008.0

More: N

Total Yard Items:

Total Special Features:

Total:

IMAGE**AssessPro Patriot Properties, Inc**